

RE

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Layout Application - Final Approval Letter



Roc No: 02/22-06-2024

Date: 6/22/24 2:02 PM

From:

Village Panchayat

Anandalai Panchayat Office

To :

Tmt.Kanniga,
N0.513/C2, Thendral nagar,
Ananthlai, Walaja,
Ranipet-632513

Online Application Number:

ZOSFASVL

Sir/ Madam,

Sub :

Layout-DTCP – Ranipet District – Walaja Taluk – Walaja Panchayat Union – Anandalai Panchayat / Village
– Survey number:
512/2A2, 6 - Extent: 1900.00 Sq. m (0.47 Acre)- Layout approval - reg.

Ref :

1. The layout proposal received through online vide reference ZOSFASVL, dated 07.03.2024.
 2. DTCP circular no. 24282/2005LA2 dated 04/05/2006.
 3. G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and
 4. G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020.
 5. G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020.
 6. DTCP Circular no.19799/2020/T dated 24/12/2020.
- F block, 4th floor, District Collectorate, Ranipet-632401
RPT/ZOSFASVL/24250/2024/TCP

- 1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd cited rule no.47 the area earmarked as roads and parks in the proposed layout. As per reference (4 & 5)th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.
- 2.In the reference 4th cited, it is ordered that the CMDA/DTCP should finalize the layout by

verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for roads, open space reservation and public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.

3. You are therefore, requested to handover the road space, park area and the PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space, park area and the PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.

4. On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

Body:

1. On 07.03.2024, Applicant Tmt. Kanniga Online Application Form was received through Online Application Number: IMQG0LKKT.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District Letter No: RPT/ZOSFASVL/24250/2024/TCP on 04.04.2024.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/1526/2024 on 18.03.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant Tmt. Kanniga Letter, Gift deed (Local Body) document no: 1971/2024, Dated: 12.04.2024.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. (Ms). No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O. (Ms). No.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
14. Applicant Tmt. Kanniga Scrutiny Fee Receipt, Dated: 07.03.2023
15. Applicant Tmt. Kanniga Demand payment Request Letter, dated: 16.04.2024
16. Applicant Tmt. Kanniga OSR Fee Receipt and Centage Fee and Display Board Payment Receipt, dated: 15.04.2024 and 16.04.2024.
17. Applicant Tmt. Kanniga Development Charge Receipt, dated: 20.04.2024.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
- Ref :
21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.

With reference to the 1st Cited letter, applicant has requested for the approval of layout in Ranipet District, Walajah Taluk, Walajah Panchayat Union, Anandalai Panchayat/Village, 24. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use

Conversion Charges-27 non-Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709).

24. Challan No: 20240620021665, challan Date: 20/06/2024

Survey Numbers: 512/2A2 and 512/6 with a Site Extent of 1900.00 Sq. m (or) 0.47 Acres.



Village

Signature valid

Signed by: Village Panchayat President
Location: Ranipet
Date: 2024.06.22 14:02:35



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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